



# **STAFF ANALYSIS**

## **STATE PUBLIC WORKS BOARD**

**Friday, May 8, 2020 at 10:00 a.m.**

***This meeting will take place entirely virtually and can be accessed through the following link or phone numbers\*:***

**<https://zoom.us/j/470375931?pwd=TFdLRnYrM0JCM0ZXRWVTSEJmUFZoZz09>**

**Meeting ID: 920 0030 9320**

**Password: 8m#yhQeq**

**Or**

**Phone: (669) 900-9128\*\***

**(213) 338 8477\*\***

**(669) 219 2599\*\***

**Meeting ID: 920 0030 9320**

**Password: 778542**

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\*Due to the Governor's proclamation of a State of Emergency resulting from the threat of COVID-19, and pursuant to the Governor's Executive Order N-29-20, issued March 17, 2020, the Board meeting will take place entirely virtually on May 8, 2020. Members of the Board will participate in this meeting remotely via telephonic or video conference. The meeting may be observed through the Zoom link and telephone number identified above. If using the Zoom platform, please install the Zoom application and enter the virtual conference room prior to the 10:00 a.m. meeting start time. Members of the public may participate through telephone, the Zoom platform, or by submitting public comment in advance. If members of the public wish to submit comments in advance, the Board asks members of the public to provide written comments to [Kat.Lee@dof.ca.gov](mailto:Kat.Lee@dof.ca.gov) prior to the meeting. To the extent possible, all written comments will be distributed to the members of the Board prior to the meeting.

\*\* This phone number **IS NOT** a toll free number.

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Pursuant to section 11125 of the Government Code, notice of all Board meetings will be given at least ten days in advance and such notice must include a copy of the agenda. Members of the Public may address the Board prior to it taking action on any matter in the agenda.

This notice and the Board agenda for the current month are available on the State Public Works Board website.

[Please click here to view](#). The full Board member briefing package is available upon request. Please send an email to [Kat.Lee@dof.ca.gov](mailto:Kat.Lee@dof.ca.gov).

Individuals who need disability-related accommodation are invited to make their requests and preferences known to Kat Lee at (916) 445-9694 or e-mail to [Kat.Lee@dof.ca.gov](mailto:Kat.Lee@dof.ca.gov), five days prior to the meeting.

# **BOND ITEMS**

## **BOND ITEM—1**

### **JUDICIAL COUNCIL OF CALIFORNIA (0250) RENOVATION AND ADDITION TO WILLOWS COURTHOUSE GLENN COUNTY**

*Authority: Sections 70371.5 and 70371.7 of the Government Code  
2013 Budget Act, Item 0250-301-3138 (1)  
2014 Budget Act, Item 0250-301-0668 (1)  
2014 Budget Act, Item 0250-301-3138 (2), as reappropriated by Budget  
Acts of 2015 and 2016  
2018 Budget Act, Item 0250-301-0660 (.5)*

#### **Consider adoption of a resolution to:**

- 1) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.**
- 2) Authorize the sale of lease revenue bonds.**
- 3) Approve the form of and authorize the execution and delivery of a Project Delivery Agreement between the Judicial Council of California and the Board.**
- 4) Authorize and direct the Executive Director and Deputy Directors to take any and all such actions and to execute and deliver any documents as may be necessary to carry out the purpose of this resolution.**

**Total Bond Appropriation**

**\$38,292,000**

## **STAFF ANALYSIS ITEM—1**

Judicial Council of California  
Renovation and Addition to Willows Courthouse  
Glenn County

#### Action Requested

**If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions.**

#### Scope Description

**This project is within scope.** The authorized scope for this project includes the renovation of the existing one-courtroom, 15,798 building gross square feet (BGSF) historic courthouse and the construction of a new 26,069 program BGSF two-courtroom addition, in the City of Willows, Glenn County. The project will consolidate court operations from two other facilities and will relieve the current space shortfall, increase security, and replace inadequate and obsolete facilities in Glenn County.

### Funding and Cost Verification

**This project is within cost.** The current authorized total project budget is \$46,413,000. The funding source for this project consist of appropriations from Judicial Council's Immediate and Critical Needs Account (\$8,121,000). Currently, a total of \$8,121,000 has been appropriated for this project which includes acquisition (\$1,361,000), preliminary plans (\$1,964,000), working drawings (\$3,185,000), and construction (\$1,611,000). The remaining funding for the construction phase will be paid for by the Public Buildings Construction Fund (\$38,292,000) as authorized in the Budget Act of 2018.

\$46,413,000	Total authorized project cost
\$46,413,000	Total estimated project cost
\$8,121,000	Costs previously allocated: \$1,361,000 for acquisition, \$1,964,000 for preliminary plans, \$3,185,000 for working drawings, and \$1,611,000 for construction (\$1,611,000 contract)
\$38,292,000	Costs to be allocated: \$38,292,000 for construction (\$32,353,000 contract, \$2,429,000 contingency, \$1,394,000 A&E, and \$2,116,000 other project costs)

### CEQA

The Judicial Council filed a Notice of Exemption with the State Clearinghouse on December 1, 2010 and the 35-day statute of limitations expired without challenge.

### Real Estate Due Diligence

The Judicial Council contracted with an outside contractor to complete a Summary of Conditions letter for this project, which was completed on April 23, 2014 and no issues that would adversely affect the beneficial use and quite enjoyment of this project were identified.

### Project Schedule

Approve preliminary plans	May 2014
Complete working drawings	January 2020
Start construction	June 2020
Complete construction	June 2022

**Staff Recommendation:**                      **Adopt resolution.**

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## BOND ITEM—2

### DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225) KINGS COUNTY JUVENILE PROJECT KINGS COUNTY

Authority: Sections 1970 – 1978 of the Welfare and Institutions Code

Consider adoption of a resolution to:

- 1) Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.
- 2) Authorize the sale of lease revenue bonds.
- 3) Authorize and direct the Executive Director and Deputy Directors to take any and all such actions and to execute and deliver any documents as may be necessary to carry out the purpose of this resolution.

Total Bond Allocation

\$9,600,000

## STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation  
Juvenile Project  
Kings County

### Action Requested

**If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions.**

### Scope Description

**This project is within scope.** This project includes the design, renovation and construction of an expansion of the existing juvenile detention facility located on county-owned land in the city of Hanford. The new construction will provide programming space, a day reporting center, and booking and intake.

The renovation will include approximately 30 beds, as well as medical space, a control station, bathrooms for ADA compliance, a vehicle sally port, and programming and classroom space.

This project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems.

### Funding and Project Cost Verification

**This project is not within cost.** Section 1973 of the Welfare and Institutions Code appropriates \$294,101,545 lease revenue bond authority to partially finance the construction of local youthful offender rehabilitative facilities. Award of this funding to individual counties is administered through the Board of State and Community

Corrections (BSCC). BSCC has conditionally awarded \$9,600,000 from this appropriation to Kings County for this project. All of the acquisition/study, design costs, and any construction costs in addition to this awarded amount will be paid by the county.

On August 10, 2016, the Board established the project with a total estimated project cost of \$12,383,000. On June 19, 2017, the Board approved preliminary plans for this project with a total estimated project cost of \$12,383,000, which included a potential deficit of \$47,000.

\$12,383,000	Total authorized project cost
\$12,383,000	Total estimated project cost
\$9,600,000	State costs to be allocated: \$9,600,000 for construction (\$9,586,000 contract and \$14,000 contingency)
\$2,783,000	Local costs to be allocated: \$48,000 for acquisition and study, \$141,000 for preliminary plans, \$692,000 for working drawings, \$1,902,000 for construction (\$705,000 contingency, \$476,000 A&E, \$532,000 other project costs, and \$189,000 agency retained)

#### CEQA

CDCR filed a Notice of Exemption with the Kings County Clerk on February 2, 2015 and the 35-day statute of limitations expired without challenge.

#### Real Estate Due Diligence

CDCR completed a Summary of Conditions Letter for this project on March 7, 2018 and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

#### Project Schedule

Approve preliminary plans	June 2017
Complete working drawings	May 2020
Start construction	September 2020
Complete construction	December 2021

**Staff Recommendation:**                      **Adopt resolution.**

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## BOND ITEM—3

### DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225) TRI COUNTY REGIONAL JUVENILE PROJECT YUBA COUNTY

Authority: Sections 1970 – 1978 of the Welfare and Institutions Code

#### Consider adoption of a resolution to:

- 1) **Authorize actions to be taken to provide for interim financing and declare the official intent of the Board to reimburse certain capital expenditures from the Public Buildings Construction Fund from the proceeds of the sale of bonds.**
- 2) **Authorize the sale of lease revenue bonds.**
- 3) **Authorize and direct the Executive Director and Deputy Directors to take any and all such actions and to execute and deliver any documents as may be necessary to carry out the purpose of this resolution.**

**Total Bond Allocation**

**\$15,256,000**

## STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation  
Tri County Regional Juvenile Project  
Yuba County

#### Action Requested

**If approved, the requested action would adopt a resolution authorizing actions to be taken to provide for interim financing, authorize the sale of lease revenue bonds, and other related actions.**

#### Scope Description

**This project is within scope.** This project includes the design and construction of a new, approximately 30 bed facility located in the city of Marysville on approximately 2 acres of county-owned land. The facility will provide housing units, administrative space, visitation space, two large recreation yards, programming space, medical space, satellite kitchen, laundry, central control, intake/release and parking for visitors. This project is funded by Senate Bill 81 Round 1 and Round 2.

The portion of the project covered by Round 1 funding includes a single housing unit to provide approximately 15 beds, a dayroom, interview space and storage space. The administrative space will include offices, a break room, staff storage and lobby. The visitation space will include contact and non-contact visiting areas. A large recreation yard will be directly accessible from each dayroom.

The portion of the project covered by Round 2 funding includes a single housing unit to provide approximately 15 beds, programming space, medical space, kitchen, laundry, central control, intake/release and a large recreation yard. This housing unit will provide a dayroom, interview space and storage space. The programming space will provide

classrooms, therapy area and an interview room. The medical space will provide medical office, exam room, pharmacy, records, and group therapy. The satellite kitchen includes space for food staging. Food will be prepared and delivered in a warming cart from the Yuba-Sutter Juvenile Hall. Once inside the staging area meals will be delivered to each of the two housing units and served in the dayrooms. The laundry area will provide clean and soiled linen rooms. Central control will be located in the secure area and will have direct visual access into the housing units and the classrooms. Intake/release will include pre-booking, interview room, holding cell, sallyport, and parking for official vehicle use. A large recreation yard will be directly accessible from each dayroom.

This project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems.

#### Funding and Project Cost Verification

**This project is not within cost.** Section 1973 of the Welfare and Institutions Code appropriates \$294,101,545 lease revenue bond authority to partially finance the construction of local youthful offender rehabilitative facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). The counties of Yuba, Sutter, and Colusa entered into an agreement addressing the construction, operation, and management of this project under which Yuba County is identified as the lead county for construction and operation purposes and the counties share the costs associated with the project. BSCC has conditionally awarded \$5,656,000 for Round 1 and \$9,600,000 for Round 2 between the counties from this appropriation. Before the establishment, it was determined that the two separate projects (Round 1 and Round 2) would be established as one combined project with merged documents and financials. All of the acquisition/study, design costs and any construction costs in addition to these awarded amounts will be paid by the counties.

On April 19, 2016, the Board established the project with a scope change and revised project costs of \$20,262,000. On June 26, 2019, the Board approved performance criteria and concept drawings for the project with a total estimated project cost of \$20,667,000, which includes a potential overall cost deficit of \$405,000.

\$20,262,000	Total authorized project cost
\$20,262,000	Total estimated project cost
\$15,256,000	State costs to be allocated: \$15,256,000 for design-build (\$15,256,000 contract)
\$5,006,000	Local costs to be allocated: \$89,000 for acquisition and study, \$652,000 for performance criteria and concept drawings, \$4,265,000 for design-build (\$1,018,000 contract, \$814,000 contingency, \$300,000 A&E, \$1,633,000 other project costs, and \$500,000 agency retained)

#### CEQA

CDCR filed a Notice of Exemption with the Yuba County Clerk on October 2, 2014 and the 35-day statute of limitations expired without challenge.

### Real Estate Due Diligence

CDCR completed a Summary of Conditions Letter for this project on October 1, 2018 and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

### Project Schedule

Approve performance criteria	June 2019
Start design-build	July 2020
Complete design-build	July 2022

**Staff Recommendation:** **Adopt resolution.**

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## **MINUTES**

**Consider approving the minutes from the March 13, 2020 and April 6, 2020 meetings.**

**Staff have reviewed the minutes from the March 13, 2020 and April 6, 2020 meetings and recommend approval.**

**Staff Recommendation:** **Approve minutes from the March 13, 2020 and April 6, 2020 meetings.**

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## **CONSENT ITEMS**

### **CONSENT ITEM—1**

**DEPARTMENT OF MOTOR VEHICLES (2740)  
OXNARD FIELD OFFICE RECONFIGURATION  
VENTURA COUNTY**

*Authority: 2017 Budget Act, Item 2740-301-0044 (4)  
2018 Budget Act, Item 2740-301-0044 (2)*

**Consider:**

- 1) Recognizing a scope change**
- 2) Approving an augmentation**



## STAFF ANALYSIS ITEM—1

Department of Motor Vehicles  
Oxnard Field Office Replacement  
Ventura County

### Action Requested

**If approved, the requested action will recognize a scope change and approve an augmentation.**

### Scope Description

**This project is not within scope.** The existing scope consists of interior improvements to correct accessibility and seismic deficiencies, utilize vacant space to provide an open layout consistent with modern Department offices, and upgrade building systems. In addition, exterior improvements include installation of a canopy, parking lot repair, electric vehicle charging stations, and a storm water filtration system.

While the capital outlay project was in the preliminary plans phase, the Department of General Services (DGS) was prepared to start construction on a support appropriation funded special repair project at the same office to address exterior paths of travel, including accessible parking, ramps, and curbs, and to replace deteriorated wood siding. However, this project would have resulted in the closure of the Oxnard office during the Real ID surge and was therefore deferred.

To avoid closing the office twice and to prevent duplication in design and construction oversight costs, the 2020 Governor's Budget proposes shifting the components of the support project into the main capital project. In addition, as the consolidated project will exceed \$10 million, LEED Silver Certification is added. This scope change, should it be approved, would allow DGS to begin work on a consolidated Oxnard reconfiguration in April.

### Funding and Cost Verification

**This project is not within budget.** In the Budget Acts of 2017 and 2018, \$832,000 (\$418,000 for the preliminary plan phase and \$414,000 for the working drawing phase) was respectively appropriated, with construction estimated at \$5,749,000, bringing overall project costs to \$6,581,000. The 2020 Governor's Budget reflects an estimate of \$13,537,000 for the consolidated project. However, the current proposal did not include an increase to preliminary plans consistent with the strategy to pursue a scope change and augmentation in order to proceed more quickly with the project.

Currently, the project is estimated to cost \$13,571,000 Motor Vehicle Account, an increase of \$34,000 from the estimate included in the 2020 Governor's Budget proposal. The incremental change reflects a) an augmentation of \$83,000 (10.0 percent total appropriated costs) to the preliminary plans phase to combine two independently designed projects into one set of drawings, and b) a decrease of \$49,000 due to an updated California Construction Cost Index and revised escalation.

On March 18, 2020, the Department of Finance notified the chairs of the Joint Legislative Budget Committee and the fiscal committees in each house of its intent to approve the scope change and augmentation, and recommend that the Board recognize the revised scope and approve the augmentation no sooner than 20 days from that date.

\$832,000	Total authorized cost
\$13,571,000	Total estimated project costs
418,000	Costs previously allocated: \$418,000 for preliminary plans
\$13,153,000	Costs to be allocated: \$83,000 for preliminary plans, \$1,229,000 for working drawings, and \$11,841,000 for construction
\$83,000	Requested augmentation: \$83,000 for preliminary plans
\$49,000	Anticipated project savings: \$49,000 for construction

#### CEQA

DMV filed a Mitigated Negative Declaration with the State Clearinghouse for the field office renovation on May 18, 2018 and a Notice of Exemption for the access barrier removal on December 13, 2011. The statute of limitations expired without challenge for both filings.

#### Due Diligence

DGS will complete due diligence prior to preliminary plan approval.

#### Project Schedule

Approve preliminary plans	September 2020
Approve working drawings	January 2022
Start construction	June 2022
Complete construction	September 2023

**Staff Recommendation:** **Recognize a scope change and approve an augmentation.**

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## **CONSENT ITEM—2**

### **DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225) CALIFORNIA CORRECTIONAL INSTITUTION - HEALTH CARE FACILITY IMPROVEMENT PROGRAM, KERN COUNTY**

*Authority: Sections 15819.40 (b) and (c) and 15819.401-15819.404 of the California Government Code*

#### **Consider:**

- 1) Recognizing revised project costs for one Health Care Facilities Improvement Program (Program) project**
- 2) Approving allocation of \$2,680,000 authority to one Program project**

## STAFF ANALYSIS ITEM—2

Department of Corrections and Rehabilitation  
California Correctional Institution - Health Care Facility Improvement Program  
Kern County

### Action Requested

**If approved, the requested action will recognize revised project costs and approve the allocation of additional authority to one Program project.**

### Scope Description

**This project is within scope.** The Health Care Facility Improvement Program (HCFIP) project at California Correctional Institution (CCI) will support CCI's operation as a Basic Care institution as part of the California Department of Corrections and Rehabilitation (CDCR) HCFIP strategy to address statewide prison health care system deficiencies.

CCI is one of 17 institutions designated as a Basic Care institution. Basic Care institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes the design and construction of new Facility D and E primary care clinics; a new pharmacy and lab, Facility A primary care clinic renovation, Facility B primary care and specialty care clinic renovation, and Facility C primary care clinic renovation and addition. The purpose of the new pharmacy and laboratory is to provide for the pharmaceutical and laboratory needs of CCI within Facility B, where the pharmacy and laboratory are currently located, for direct inmate-patient specialty services and care. The two new primary care clinics at Facilities D and E and renovations located in Facilities A and B will provide primary health care treatment and consultations consistent with the delivery of a Basic level of care at CCI. The Facility B clinic renovation will also provide space for specialty care consultation and a treatment and triage area for emergency services that will be readily available for CCI inmate-patients from all of the facilities.

### Funding and Cost Verification

**This project is not within cost.** On September 13, 2013, the Board took an action allocating \$19,388,000 of the \$993,269,000 lease revenue bond authority appropriated in section 15819.403(a) of the Government Code to complete design and construction for this project. On July 18, 2014, the Board approved preliminary plans for this project. On August 13, 2014, the Board recognized a scope change and approved an augmentation in the amount of \$4,480,000, for a total project cost of \$23,868,000. On November 6, 2015, the Board recognized project cost decrease in the amount of \$611,000, for a total project cost of \$23,257,000. On February 21, 2017, the Board approved an augmentation in the amount of \$3,115,000, for a total project cost of \$26,372,000. On September 8, 2017, the Board approved an augmentation in the amount of \$4,821,000, for a total project cost of \$31,193,000. On April 17, 2018, the Board approved an augmentation in the amount of \$3,578,000, for a revised total project cost of \$34,771,000. On January 11, 2019, the Board recognized project cost increase in the amount of \$4,181,000, for a total project cost of \$38,952,000. On September 13, 2019, the Board recognized project cost increase in the amount of \$4,057,000, for a total project cost of \$43,009,000.

Subsequent to this action, a revised project cost estimate was prepared in association with increased construction costs. The increased construction costs are associated with the following items:

- State Fire Marshal (SFM) requirements for tunnel construction needed to address non-conforming existing conditions at Sub-Project (SP) 1 and SP 3.
- Compensable job costs owed to the general contractor for delays associated with Architectural and Engineering (A/E) development of construction bulletin to correct SP 1 and SP 3 non-conforming existing conditions required by SFM.

On April 17, 2020, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to recommend the Board approve the allocation of additional authority no sooner than 20 days from that date.

\$ 43,009,000 Total authorized project costs

\$ 45,689,000 Total estimated project costs

\$ 43,009,000 Project costs previously allocated: \$742,000 for preliminary plans, \$1,161,000 for working drawings, and \$41,106,000 for construction (\$22,700,000 contract, \$1,363,000 contingency, \$3,262,000 A/E, \$5,668,000 other project costs, and \$8,113,000 agency retained items)

\$ 2,680,000 Project funds to be allocated: increase of \$2,680,000 for construction (\$1,199,000 contract, \$72,000 contingency, \$279,000 A/E, \$693,000 other project costs, and \$437,000 agency retained items)

#### CEQA

CDCR filed a Notice of Exemption with the State Clearinghouse on May 12, 2014 and the 35-day statute of limitations expired without challenge.

#### Real Estate Due Diligence

CDCR completed a Summary of Conditions Letter for this project in July 2013 and no issues that would adversely affect the beneficial use and quiet enjoyment of this project have been identified.

#### Project Schedule

Approve preliminary plans	July 2014
Complete working drawings	May 2015
Start construction	August 2015
Complete construction	September 2020

#### **Staff Recommendation:**

**Recognize revised project costs and approve the allocation of additional authority to one Program project.**

## CONSENT ITEM—3

**CALIFORNIA COMMUNITY COLLEGES (6870)  
SANTA CLARITA COMMUNITY COLLEGE DISTRICT, COLLEGE OF THE CANYONS:  
MODERNIZE ACADEMIC BUILDING-BOYKIN HALL  
LOS ANGELES COUNTY**

*Authority: 2019 Budget Act, Item 6870-301-6087(30)*

**Consider approving preliminary plans**

## STAFF ANALYSIS ITEM—3

California Community Colleges  
Santa Clarita Community College District  
College of the Canyons, Modernize Academic Building-Boykin Hall  
Los Angeles County

### Action Requested

**If approved, the requested action will approve preliminary plans.**

### Scope Description

**This project is within scope.** The proposed project includes the renovation of a three-story 26,143 assignable-square-foot facility consisting primarily of laboratory space with some lecture and office space. The building is used to support science programs at the college.

### Funding and Project Cost Verification

**This project is within cost.** The total estimated cost of the project is \$9,218,000 (\$4,729,000 GO Bond and \$4,489,000 local) compared to \$9,494,000 (\$4,879,000 GO Bond and \$4,615,000 local) at the time of the 2019 Budget Act. This difference reflects that the increase in the California Construction Cost Index is less than the reduction in escalation. The state share of the preliminary plan and working drawing phases were appropriated in the 2019 Budget Act and the state share of construction phase is anticipated in a future budget.

\$793,000	Total authorized project cost
\$9,218,000	Total estimated project cost
\$231,000	State costs previously allocated: \$231,000 for preliminary plans
\$231,000	Local costs previously allocated: \$231,000 for preliminary plans
\$4,498,000	State costs to be allocated: \$166,000 working drawings and \$4,332,000 for construction
\$4,258,000	Local costs to be allocated: \$165,000 for working drawings and \$4,093,000 for construction

### CEQA

The district filed a Notice of Exemption with the State Clearinghouse on April 15, 2020. Prior to approval of working drawings, staff will confirm the 35-day statute of limitations expired without challenge.

### Real Estate Due Diligence

Community college districts have full responsibility for clearing due diligence issues for general obligation bond projects.

### Project Schedule

Approve preliminary plans	May 2020
Complete working drawings	November 2020
Start construction	February 2021
Complete construction	February 2022

**Staff Recommendation:**                      **Approve preliminary plans.**

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## **CONSENT ITEM—4**

### **MILITARY DEPARTMENT (8940) LOS ALAMITOS NATIONAL GUARD READINESS CENTER ORANGE COUNTY**

*Authority:*     *Budget Act of 2016, Item 8940-301-0001 (8)*  
                      *Budget Act of 2018, Item 8940-301-0001 (7)*  
                      *Budget Act of 2019, Item 8940-301-0001 (5)*

### **Consider authorizing:**

- 1) Acquisition of a long-term leasehold interest in real property**
- 2) The Executive Director and Deputy Directors to take any and all such actions and to execute and deliver any documents as may be necessary to carry out the acquisition**

## **STAFF ANALYSIS ITEM—4**

Military Department  
Los Alamitos National Guard Readiness Center  
Orange County

### Action Requested

**If approved, the requested action will authorize acquisition of a long-term leasehold interest in real property and other related actions necessary to carry out the acquisition.**

### Scope Description

**This project is within scope.** The authorized scope for this project includes the construction of an approximately 30,000 square foot National Guard Readiness Center at the National Guard Joint Forces Training Base in Los Alamitos, California. The new

facility will serve as a Readiness Center for the National Guard, support the day-to-day operations of the Office of Emergency Services (OES) emergency management programs, and provide a back-up State Operations Center and State Warning Center for both OES and the Military Department. The proposed facility will include the necessary components of a National Guard Armory, thereby qualifying for ongoing federal funding for operations. The facility will allow for continuous monitoring of emergency events and enable unified, coordinated response efforts between federal agencies, state agencies, and local partners in the critical Southern California region.

#### Funding and Cost Verification

**This project is within cost.** A total of \$28,906,000 has been appropriated for this project. Based on the 99% completed working drawings, the estimated total project costs are consistent with the authorized project costs as shown below.

\$28,906,000	Total authorized project costs
\$28,906,000	Total estimated project costs
\$28,906,000	Costs previously allocated: \$200,000 for acquisition, \$570,000 for preliminary plans, \$1,284,000 for working drawings, and \$26,852,000 for construction (17,367,000 contract, \$1,216,000 contingency, \$2,379,000 A/E, and \$5,890,000 agency retained)

#### CEQA

The Military Department filed a Notice of Determination with the State Clearinghouse on March 5, 2018 and the 30-day statute of limitations expired without challenge.

#### Real Estate Due Diligence

The Military Department completed a Summary of Conditions Letter for this project on February 7, 2018, and unresolved issues were identified that required the acquisition of a leasehold interest in the project site through a 50-year Ground Lease to move forward with the project. Specifically, the property is owned by the U.S. Department of the Army, and although, the Military Department is authorized to operate, manage, use, and occupy the site for an indefinite term by license agreement the license did not authorize the construction or use of the project. The Military Department and the U.S. Department of the Army have prepared a 50-year Ground Lease between the Army Corps of Engineers and the State of California, which will provide the state with exclusive, irrevocable use of the property for purposes of the project.

#### Project Schedule

Approve preliminary plans	February 2018
Complete working drawings	April 2020
Start construction	October 2020
Complete construction	May 2022

#### Other

The U.S. Department of Army is requiring the state parties to sign the lease agreement prior to the U.S. Department of the Army's execution. The Military Department's representatives do not anticipate any issue in obtaining the U.S. Department of Army's signature in a timely fashion.

**Staff Recommendation:** Authorize acquisition of a long-term leasehold interest in real property and other related actions necessary to carry out the acquisition.

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# **ACTION ITEMS**

## **ACTION ITEM—1**

### **HIGH SPEED RAIL AUTHORITY (2665) INITIAL OPERATING SEGMENT, SECTION 1 VARIOUS COUNTIES**

*Authority:* 2012 Budget Act, Item 2665-306-0890 (1), as reappropriated by the 2018 Budget Act  
2012 Budget Act, Item 2665-306-6043 (1), as reappropriated by the 2018 Budget Act  
2014 Budget Act, Item 2665-306-3228 (1),  
Section 39719(b) (2) of the Health and Safety Code  
Section 39719.1 of the Health and Safety Code  
Section 15854 of the Government Code

**Consider the adoption of Resolutions of Necessity authorizing the use of eminent domain by the High Speed Rail Authority to acquire the following properties for the High Speed Train System:**

- 1. Fowler Packing Company Property (Fresno County)**  
Authority Parcel Numbers: FB-10-1546-1 and FB-10-1546-2  
Assessor Parcel Number: 338-080-38 (formerly designated as 338-080-15)
- 2. 2113 E. Manning Property (Fresno County)**  
Authority Parcel Number: FB-10-1553-1  
Assessor Parcel Number: 338-170-21 (formerly designated as 338-170-17)
- 3. Mina Orchard Property (Kings County)**  
Authority Parcel Number: FB-16-0605-1  
Assessor Parcel Number: 034-230-070 (formerly designated as 034-230-043)
- 4. Mina Orchard Property (Kings County)**  
Authority Parcel Number: FB-16-0608-1  
Assessor Parcel Number: 034-230-071 (formerly designated as 034-230-043)
- 5. DJM Sales Property (Kings County)**  
Authority Parcel Numbers: FB-16-0936-1; FB-16-0940-1, FB-16-0940-2, and FB-16-0940-3  
Assessor Parcel Numbers: 016-130-079 and 016-130-082
- 6. Premier Partners Property (Kings County)**  
Authority Parcel Number: FB-16-0607-1  
Assessor Parcel Number: 034-230-065 (formerly designated as 034-230-035)



7. **Premier Partners Property (Kern County)**  
**Authority Parcel Number: FB-15-0088-1**  
**Assessor Parcel Number: 047-120-20**
8. **Premier Partners Property (Kern County)**  
**Authority Parcel Number: FB-15-0089-1**  
**Assessor Parcel Number: 047-120-20**
9. **Smittcamp Property (Kern County)**  
**Authority Parcel Number: FB-15-0085-1**  
**Assessor Parcel Number: 047-350-22**
10. **Smittcamp Property (Kern County)**  
**Authority Parcel Number: FB-15-0086-1**  
**Assessor Parcel Number: 047-350-22**

## **STAFF ANALYSIS ITEM—1**

High Speed Rail Authority  
Initial Operating Segment, Section 1  
Various Counties

### Action Requested

**Adopt Resolutions of Necessity authorizing the use of eminent domain by the High Speed Rail Authority to acquire properties one through eight for the High Speed Train System.**

### Background

Under California Eminent Domain Law, the Board is the governing body of the High Speed Rail Authority (Authority) for purposes of adopting Resolutions of Necessity that are required for the Authority to initiate eminent domain proceedings. To adopt a Resolution of Necessity the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has been made to the owner or owners of record.

The properties are within the right of way for the Initial Operating Segment, Section 1, extending from Madera to Shafter, and are within the preferred alignment as previously approved by both the High Speed Rail Authority Board of Directors and the Federal Railroad Administration. Acquisition of these properties will allow the Authority to move forward with construction of the High Speed Train System (HSTS).

The Authority notified the Board's staff that between December 2019 and February 2020, the respective property owners were provided with a first written offer to purchase the subject property, as required by Government Code section 7267.2. The Authority

has informed the Board's staff that negotiations to acquire the property are continuing; however, to keep the project on schedule, the adoption of Resolutions of Necessity to authorize the use of eminent domain is required at this time.

On April 20, 2020, Notices of Intent to adopt a Resolution of Necessity were mailed by Board staff to the property owners. These notices were sent in accordance with Code of Civil Procedure section 1245.235.

***Property Specific Information:***

**1. Fowler Packing Company Property (Kern County)**

**Authority Parcel Numbers: FB-10-1546-1 and FB-10-1546-2**

**Assessor Parcel Number: 338-080-38 (formerly designated as 338-080-15)**

Partial Acquisition: Approximately 0.55 acres (0.21 acres in fee, 0.34 acres in easement)

The parcel is needed for the construction of the Manning Avenue overpass at Maple Avenue.

**2. 2113 E. Manning Property (Fresno County)**

**Authority Parcel Number: FB-10-1553-1**

**Assessor Parcel Number: 338-170-21 (formerly designated as 338-170-17)**

Partial Acquisition: Approximately 0.75 acres (all in fee)

The parcel is needed for the construction of a section of the E. Manning Avenue overcrossing.

**3. Mina Orchard Property (Kings County)**

**Authority Parcel Number: FB-16-0605-1**

**Assessor Parcel Number: 034-230-070 (formerly designated as 034-230-043)**

Partial Acquisition: Approximately 0.057 acres (all in easement)

The parcel is a 2,473 SF utility easement necessary to construct, repair, maintain, access, and operate above and below surface PG&E utilities.

**4. Mina Orchard Property (Kings County)**

**Authority Parcel Number: FB-16-0608-1**

**Assessor Parcel Number: 034-230-071 (formerly designated as 034-230-043)**

Partial Acquisition: Approximately 0.42 acres (all in easement)

The parcel is needed for a utility easement necessary to construct, repair, maintain, access, and operate above and below surface PG&E utilities.

**5. DJM Sales Property (Kings County)**

**Authority Parcel Numbers: FB-16-0936-1; FB-16-0940-1, FB-16-0940-2, and FB-16-0940-3**

**Assessor Parcel Numbers: 016-130-079 and 016-130-082** Partial Acquisition: Approximately 0.83 acres (all in easement)

The parcel is needed to replace a non-specific existing overhead utility easement with a prescribed width and location, for work areas to update the utility towers.

**6. Premier Partners Property (Kings County)**

**Authority Parcel Number: FB-16-0607-1**

**Assessor Parcel Number: 034-230-065 (formerly designated as 034-230-035)**

Partial Acquisition: Approximately 0.114 acres (all in fee)

The parcel is needed for the widening of Whitley Avenue to accommodate a bridge over the High Speed Rail corridor.

**7. Premier Partners Property (Kings County)**

**Authority Parcel Number: FB-15-0088-1**

**Assessor Parcel Number: 047-120-20**

Partial Acquisition: Approximately 0.31 acres (all in easement)

The parcel is needed for an electrical easement to place electrical lines underground so as to run them under the HSR corridor.

**8. Premier Partners Property (Kings County)**

**Authority Parcel Number: FB-15-0089-1**

**Assessor Parcel Number: 047-120-20**

Partial Acquisition: Approximately 0.032 acres (all in easement)

The parcel is needed for an electrical easement to place electrical lines underground so as to run them under the HSR corridor.

**9. Smittcamp Property (Kern County)**

**Authority Parcel Number: FB-15-0085-1**

**Assessor Parcel Number: 047-350-22**

## **Property Pulled**

**10. Smittcamp Property (Kern County)**

**Authority Parcel Number: FB-15-0086-1**

**Assessor Parcel Number: 047-350-22**

## **Property Pulled**

**Staff Recommendation:**

**Adopt Resolutions of Necessity authorizing the use of eminent domain by the Authority to acquire properties one through eight for the HSTS.**

## **OTHER BUSINESS**

NONE

## **REPORTABLES**

TO BE PRESENTED AT MEETING